



Wolseley Road, Crouch End, N8

£2,950,000

 **litchfields**

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This elegant six-bedroom Edwardian villa is set on Wolseley Road, a sought-after residential street between Highgate and Crouch End (voted the best place to live in London by the Sunday Times 2023). Spanning over 3,250 square feet over four floors, this lovely family home blends refined period details with contemporary design, fostering a strong connection between indoors and out. Highlights include generous living spaces, a landscaped rear garden, private off-street parking, and proximity to Highgate tube station and Crouch End's vibrant high street. Tucked behind mature trees, the red-brick façade is approached via a discreet raised entrance. The hallway features original Edwardian tiles and stained glass, with light flowing through arched Crittall glazing. Two reception rooms sit to the right — the front used as a living area with bay windows, and the rear as a dining space opening to the garden via bi-fold doors. Both retain period fireplaces and corncicing. The open-plan kitchen/dining room is framed by sliding partition doors and finished with smoked ash cabinetry, a granite island, and Miele appliances. A rear extension floods the space with light from overhead glazing and French doors to the patio. Upstairs, six bedrooms are arranged over two floors around a dramatic stairwell void. The principal suite spans front to back, linked via a concealed wardrobe to a dressing room and study, with a bathroom adjacent. Additional bedrooms and bathrooms are well placed across the upper floors. The lower-ground level includes a utility room, a study, and a converted garage space currently used as a studio. The paved rear terrace is ideal for entertaining and dining and is surrounded by greenery, including fig and medlar trees, wisteria, and mature shrubs. The beautifully manicured lawn is enclosed by tall trees, offering a peaceful garden retreat. Positioned between Crouch End and historic Highgate Village, the house enjoys access to the Parkland Walk nature trail, Highgate and Queen's Woods, and a host of acclaimed local amenities, including 2 independent cinemas, tennis clubs and gyms. Crouch End offers popular cafés, restaurants and bakeries, while the redeveloped Hornsey Town Hall provides dining, entertainment, and cultural venues. Highgate Village also boasts excellent pubs, shops, restaurants and cafés, with highly regarded schools including, Coleridge School, Highgate, Channing and St Michael's on the doorstep. Transport links include Highgate Station (Northern Line), Crouch Hill Overground, and easy access to the A1, M1 and North Circular.



- **Elegant Edwardian Villa**
- **2 Reception rooms**
- **Kitchen-Dining room**
- **6 Bedrooms**
- **Family bathroom, master en-suite + 3 separate WCs**
- **Study**
- **Lower ground floor study, utility room and gym/TV room**
- **Beautiful south facing patio and rear garden**
- **Off street parking**
- **Close to tube, green spaces and all the amenities of both Highgate Village and Crouch End Broadway**











GROSS INTERNAL AREA
 TOTAL: 302 m²/3,253 sq ft
 LOWER GROUND FLOOR: 39 m²/420 sq ft, GROUND FLOOR: 97 m²/1,044 sq ft
 FIRST FLOOR: 82 m²/882 sq ft, SECOND FLOOR: 84 m²/907 sq ft
 EXCLUDED AREA: FRONT GARDEN: 72 m²/772 sq ft, GARDEN: 132 m²/1,423 sq ft
 TERRACE: 44 m²/472 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY